

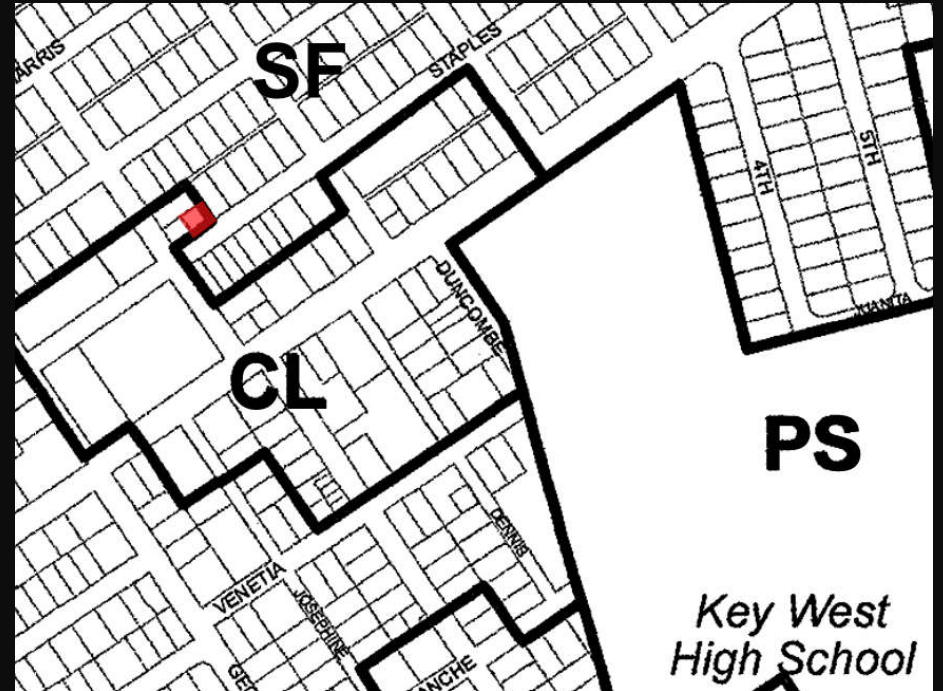
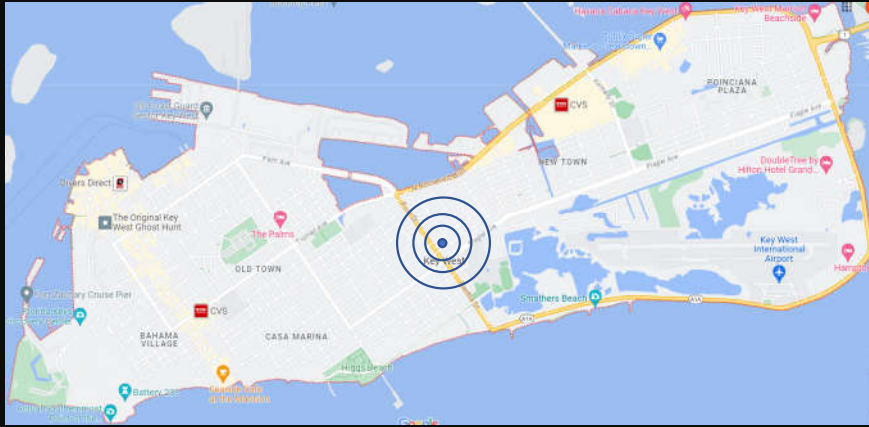
1905 Staples Avenue - Proposed

Single-Family Home
Conditional Use & Variance



1905 Staples Avenue - Existing

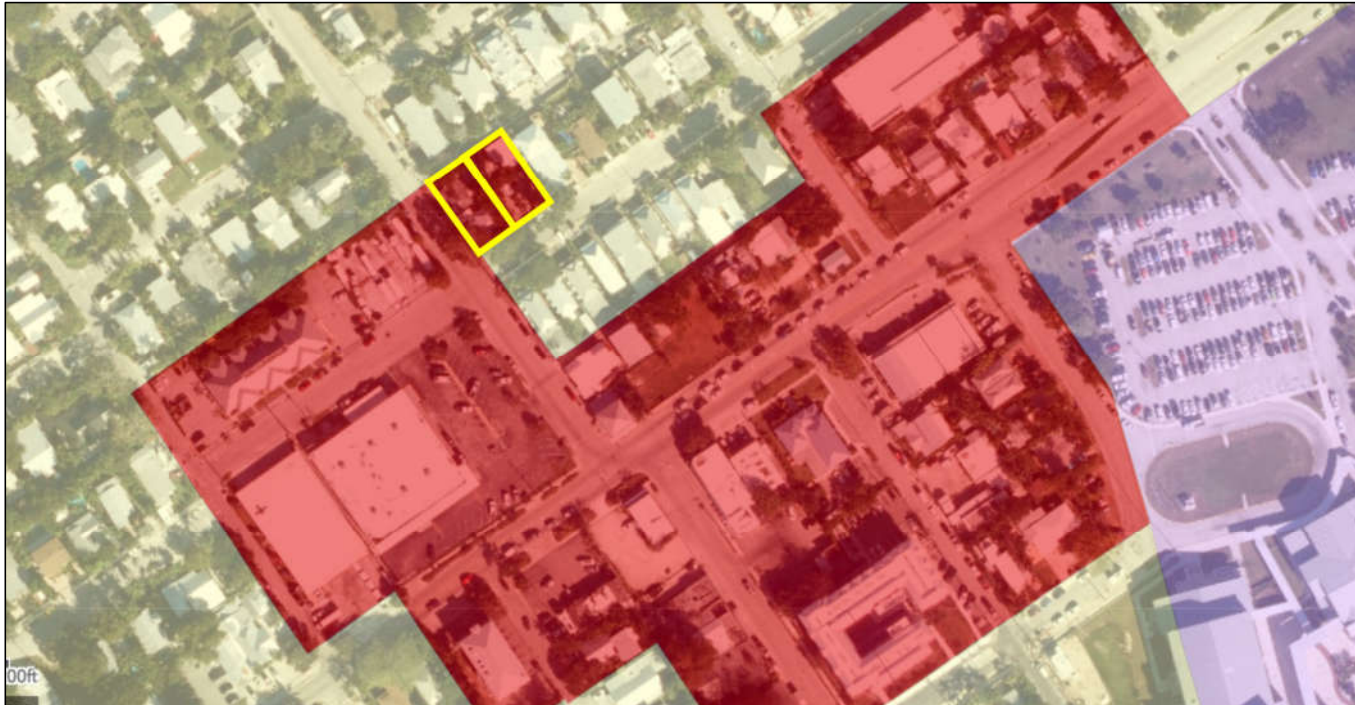




Location:
1905 Staples Avenue

Zoning district:
CL (Limited Commercial)

Lot Configuration 1905



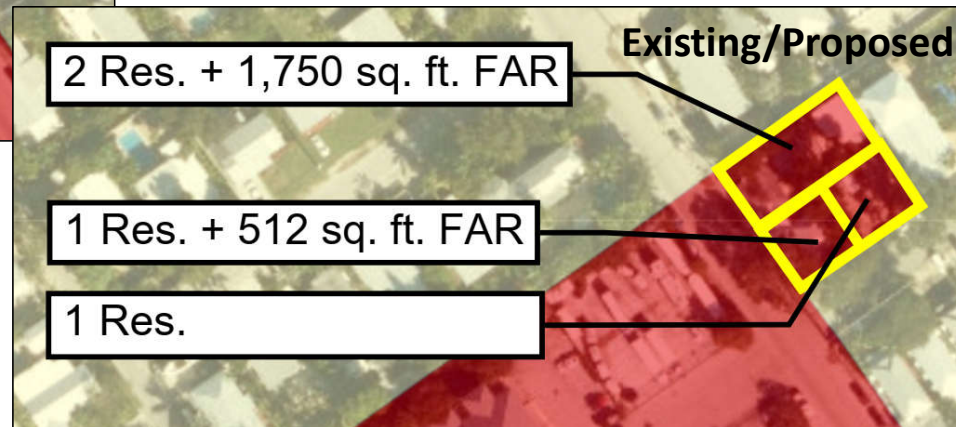
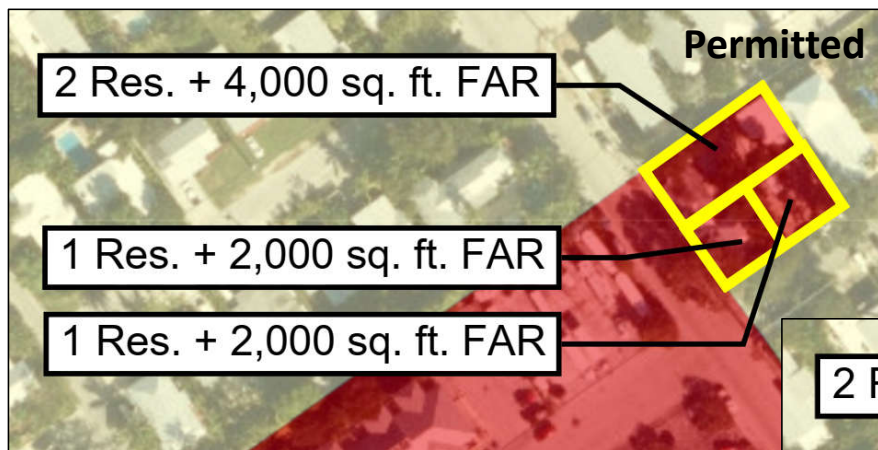
Lot Configuration 1945



Lot Configuration 1972



Development Permitted & Existing/Proposed



Project Compliance

Single-Family

Open Space

Landscaping

Stormwater

Impervious

Parking (2 required, 4 proposed)

Bike Parking (1 required, 4 proposed)

Height

Flood

- *Complies*

- *Complies*

- *Complies*

- *Complies*

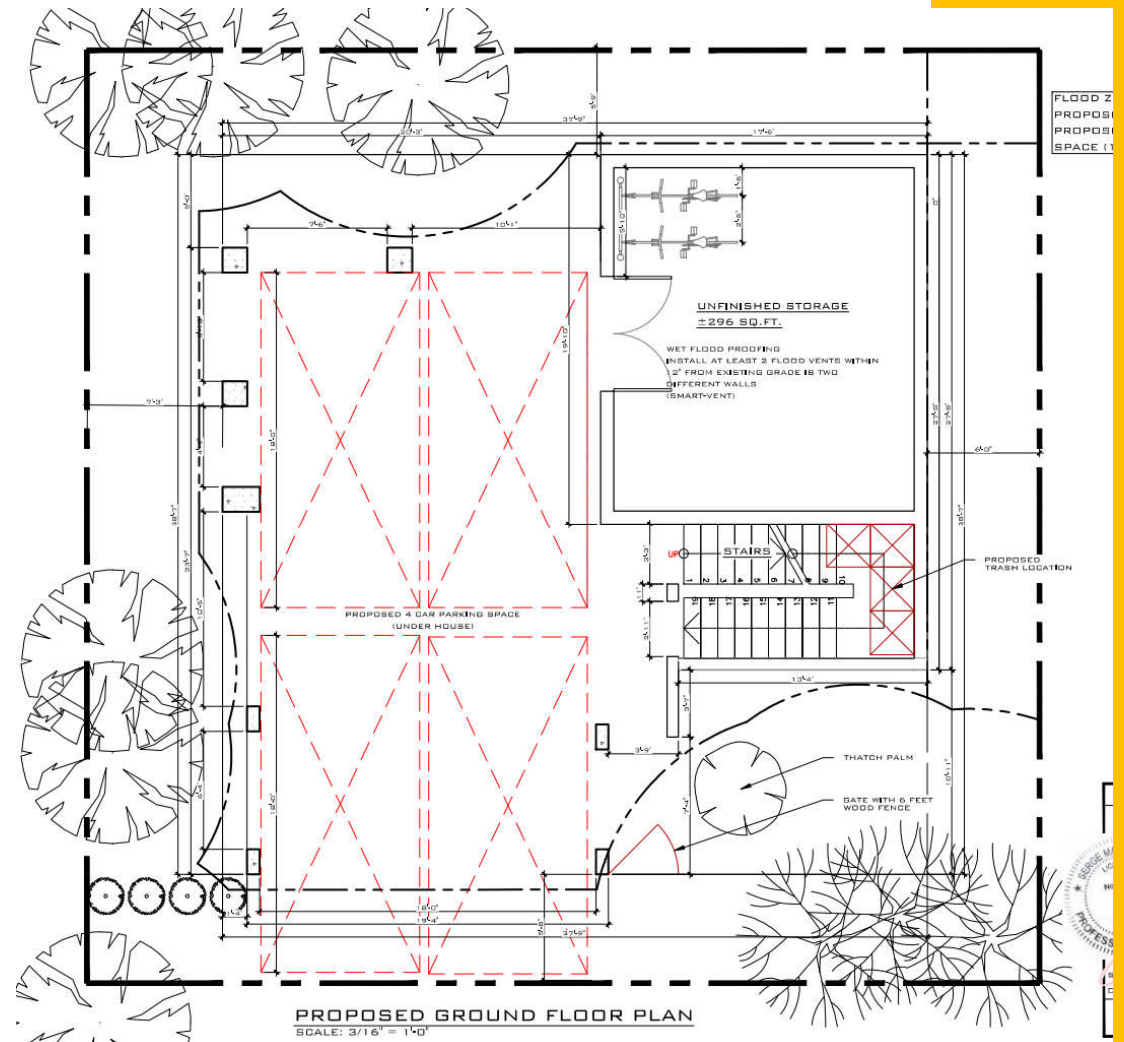
- *Complies*

- *Complies*

- *Complies*

- *Complies*

- *Complies*



Variance

Setback

- Front
- Rear
- Side

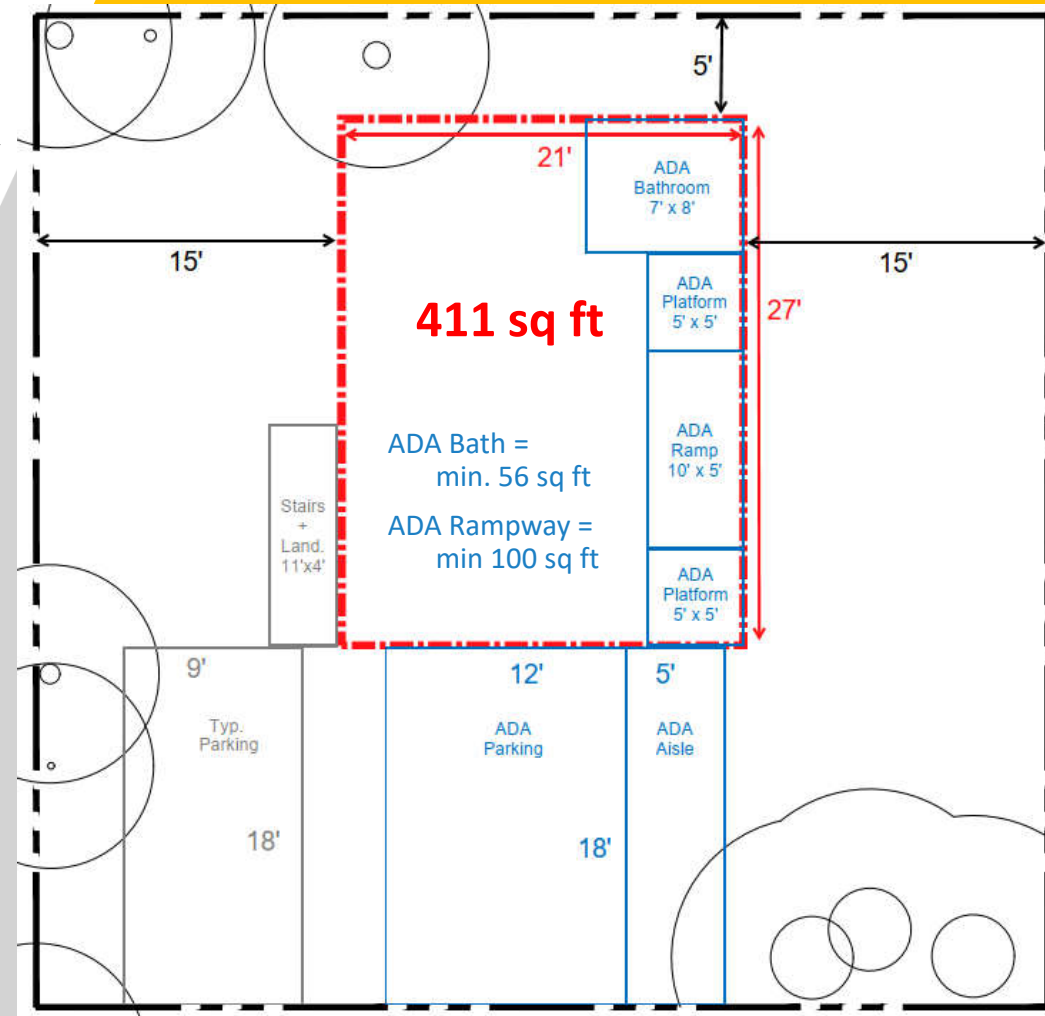
Building Coverage

Lot Size, Length and width

Same variances
required if lots had
not been subdivided
in 1972

Reasonable Use

- Literal Interpretation = 411 sq. ft. of Effective Floor Area
- 2,000 sq. ft. Permitted + 1 Res.

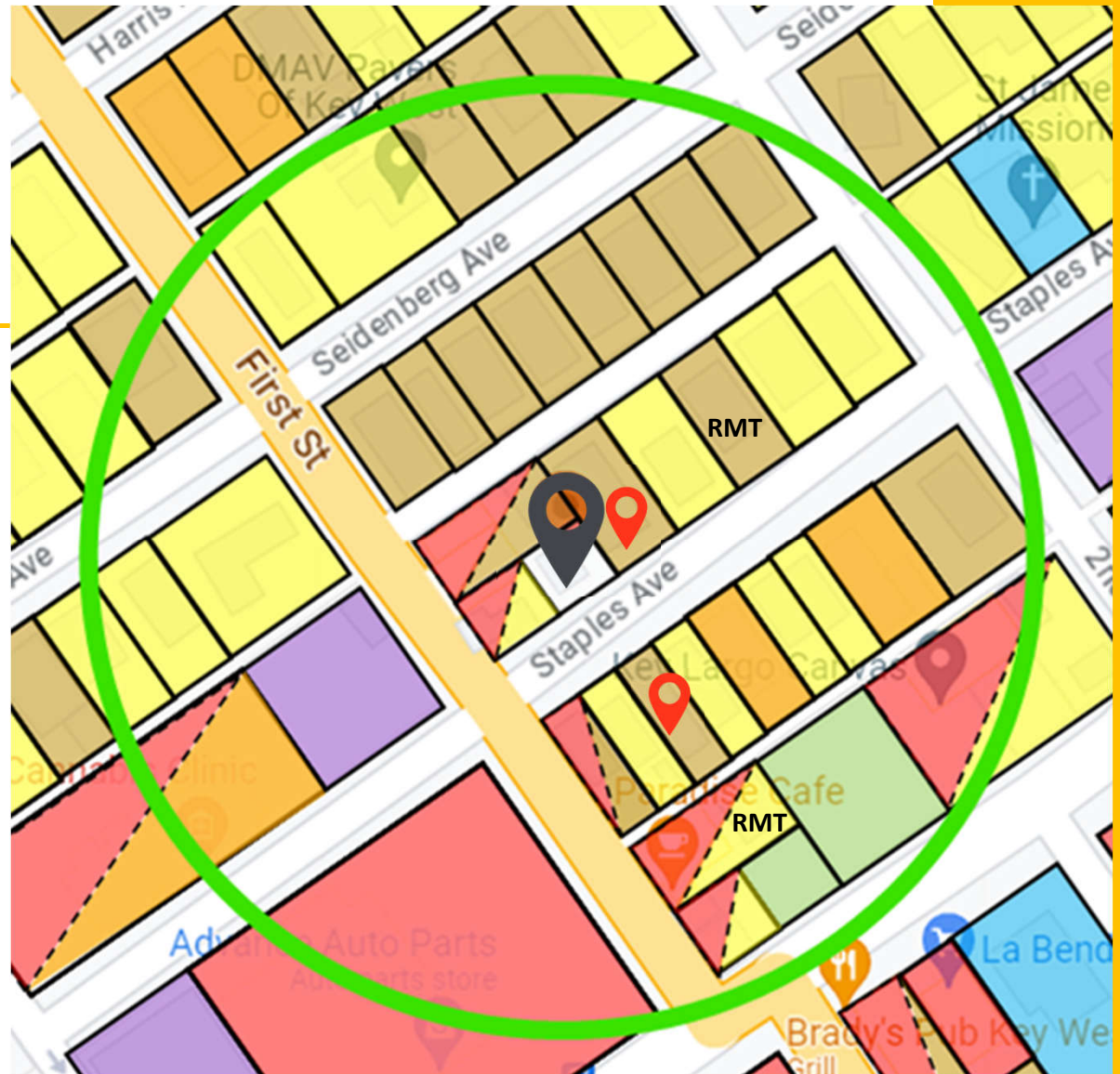


Neighbor Character

RMT = Roommate-Designed

 = Neighbors with concern (1904 & 1907)

| | |
|-------------------|----------------------|
| Single Family | Vacant |
| Duplex or 2-Units | Public / Semi-Public |
| 3+ Units | Commercial |
| Mixed Use | Industrial |



Good Neighbor

Concerns:

- Variances for height, parking and setbacks
- Multi-family use
- Short-term rentals
- 2 parking spaces not enough
- Design not in keeping with neighborhood

Revisions:

- No Variances for height or parking
- Not multi-family
- Long-term Rental
- 4 parking spaces
- Smaller footprint and design more in keeping with neighborhood



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Single-Family Home
Conditional Use & Variance



First Floor

